

***WILDCAT PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Meeting and UMC Public Hearing***

***Tuesday
February 23, 2016***

1:00 p.m.

At the Offices of:

***1651 Whitfield Avenue
Sarasota, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Wildcat Preserve Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
Wildcat Preserve
Community Development District

Dear Board Members:

The UMC Public Hearing and Regular Meeting of the Board of Supervisors of the Wildcat Preserve CDD is scheduled for **Tuesday February 23, 2016** at **1:00 p.m.** at 1651 Whitfield Avenue, Sarasota, Florida.

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

WILDCAT PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday February 23, 2016
Time: 1:00 p.m.
Location: Medallion Homes
1651 Whitfield Avenue
Sarasota, Florida
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Approval of Minutes of September 30, 2015 Meeting	1
IV. Business Matters	
a. Uniform Method of Collection Public Hearing	
1. Open Public Hearing	
2. Presentation of Uniform Method of Collection	
3. Public Comment & Testimony	
4. Close Public Hearing	
5. Adoption of Resolution 2016-1 Uniform Method of Collection for Assessments	2

Exhibit(s)

- V.** Staff Reports
 - a.** Manager
 - b.** Attorney
 - c.** Engineer

- VI.** Public Comments

- VII.** Supervisor Requests

- VIII.** Adjournment

EXHIBIT 1

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**MINUTES OF MEETING
WILDCAT PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Wildcat Preserve Community Development District was held on Wednesday, September 30, 2015 at 2:00 p.m. at Medallion Homes, 1651 Whitfield Avenue, Sarasota FL.

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Peter Logan	Board Supervisor, Chairman
Margaret Holeman	Board Supervisor, Assistant Secretary
Todd Walters	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Andy Cohen	District Counsel (via phone)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of June 4, 2015 Landowners Meeting

Mr. St. Denis presented the Minutes of the June 4, 2015 Landowners Meeting and asked for comments, questions or corrections.

On a MOTION by Ms. Holeman, SECONDED by Mr. Walters, WITH ALL IN FAVOR, the Board approved the Minutes of the Landowners Meeting held on June 4, 2015 for the Wildcat Preserve Community Development District.

B. Approval of Minutes of June 4, 2015 Regular Meeting

Mr. St. Denis presented the minutes of the June 4, 2015 regular meeting and asked for comments, questions, or corrections.

Discussion ensued. Mr. Cohen stated same references to the Uniform Method and Operating Rule:

Page 2 of 6 at bottom, “A.” is wrong title.

Page 4 of 6 in middle, Uniform Method set for a Sept. 2 meeting, which did not meet, and was not advertised. Don’t want to lose track of it.

Page 5 of 6 Rules of Procedure set for Sept. 2, there was no meeting and was not advertised.

On a MOTION by Ms. Holeman, SECONDED by Mr. Walters, WITH ALL IN FAVOR, the Board approved the Minutes of the June 4, 2015 Regular Minutes, as amended, for the Wildcat Preserve Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. 2015-2016 Budget Public Hearing

43 **1. Open Budget Public Hearing**

44 Mr. St. Denis requested a motion to open the Budget Public Hearing.

45 On a MOTION by Mr. Walters, SECONDED by Ms. Holeman, WITH ALL IN FAVOR, the Board
46 opened the Budget Public Hearing for the Wildcat Preserve Community Development District.

47
48 **2. Presentation of the Proposed Budget**

49 Mr. St. Denis presented the Proposed Budget and asked for comments or questions.

50 **3. Public Comment & Testimony**

51 Mr. St. Denis stated that the public was given the opportunity to comment. No one from
52 the public was present, in person or via telephone.

53 **4. Close Public Hearing**

54 Mr. St. Denis requested a motion to close the Budget Public Hearing.

55 On a MOTION by Ms. Holeman, SECONDED by Mr. Walters, WITH ALL IN FAVOR, the Board
56 closed the Budget Public Hearing for the Wildcat Preserve Community Development District.

57
58 **5. Adoption of Resolution 2015-11 2015/2016 Annual Budget**

59 Mr. St. Denis presented Resolution 2015-11 2015/2016 Annual Budget and asked for
60 comments or questions.

61 Discussion ensued. Mr. Cohen stated corrections to be made:

62 Page 1 at third "Whereas" clause, change to Sept. 2 and Sept. 30 as days for public hearing and
63 add a "period" after "publication." Cross out remainder of sentence: "pursuant to Section 190.008(2) (b),
64 Florida Statutes".

65 No one from Board or Public voiced any objections with regards to the publication that took place
66 or specifically waiving the notice requirements of 190.0082A.

67 Page 2 under "c" date of August 19, 2015 should be September 30, 2015.

68 On a MOTION by Ms. Holeman, SECONDED by Mr. Walters, WITH ALL IN FAVOR, the Board
69 adopted **Resolution 2015-11** 2015/2016 Annual Budget, as amended, for the Wildcat Preserve
70 Community Development District.

71
72 **6. Approval of the 2015-2016 Budget Funding Agreement**

73 Mr. St. Denis presented the 2015-2016 Budget Funding Agreement and asked for
74 comments or questions.

75 On a MOTION by Mr. Walters, SECONDED by Ms. Holeman, WITH ALL IN FAVOR, the Board
76 authorized the Chairman to negotiate and execute a Budget Funding Agreement and bring back to the
77 Board for ratification for the Wildcat Preserve Community Development District.

78
79 **B. Rules of Procedure Public Hearing**

80 **1. Open Public Hearing**

81 **2. Presentation of the Rules of Procedure**

82 **3. Public Comment & Testimony**

- 83 **4. Close Public Hearing**
- 84 **5. Adoption of Resolution 2015-12 Rules of Procedure**

85 **ITEMS 1-5 WERE DEFERRED PER DISTRICT COUNSEL’S REQUEST**

- 86 **C. Consideration of Bond Counsel Agreement**
- 87 **D. Consideration of Investment Bankers**
- 88 **E. Consideration of RFP for Engineering Services**
- 89 **F. Consideration of statewide Mutual Aid Agreement**
- 90 **G. Discussion Regarding District Website Required by October 2015 Florida Statue**

91

92 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 93 **A. Manager**
94 There being none, next item followed.
- 95 **B. Attorney**
96 There being none, next item followed.
- 97 **C. Engineer**
98 There being none, next item followed.

99 **SIXTH ORDER OF BUSINESS – Public Comments**
100 There being none, next item followed.

101 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

102 **EIGHTH ORDER OF BUSINESS – Adjournment**

103 On a MOTION by Ms. Holeman, SECONDED by Mr. Walters, WITH ALL IN FAVOR, the Board
104 adjourned the meeting for the Wildcat Preserve Community Development District.

105

106 **Each person who decides to appeal any decision made by the Board with respect to any matter*
107 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
108 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

109 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
110 **meeting held on _____.**

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113

114 Signature	114 Signature
115	115
116	116
117 Printed Name	117 Printed Name
118 Title: <input type="checkbox"/> Secretary <input type="checkbox"/> Assistant Secretary	118 Title: <input type="checkbox"/> Chairman <input type="checkbox"/> Vice Chairman

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EXHIBIT 2

RESOLUTION 2016-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDCAT PRESERVE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE WILDCAT PRESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wildcat Preserve Community Development District ("District") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain non-ad valorem special assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, it is the intent of the Board of Supervisors ("Board") of the District under Section 197.3631, F.S., to exercise the uniform collection methodology of section 197.3632, F.S., and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Manatee County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILDCAT PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District upon conducting its public hearing as required by section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real

property subject to a levy of assessments is attached and made a part of this Resolution as Exhibit A. The non-ad valorem assessments and the District's use of the uniform method of collection determines that use of the uniform method of collection for that year is in the best interest of the District.

Section 2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Manatee Property Appraiser and Tax Collector of Manatee County and the Department of Revenue of the State of Florida with a copy of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd of February, 2016

ATTEST:

BOARD OF SUPERVISORS OF
THE WILDCAT PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT

Secretary/ Assistant Secretary

Chair/ Vice Chair

Print Name: _____

Print Name: _____

Exhibit A: Legal Description



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

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